Bronzeville Retail Corridor Land Use Plan Community Visioning Workshop

Saturday, May 12, 2012 Charles A. Hayes Family Investment Center 4859 S Wabash Ave

Attendance:

The meeting was attended by 49 people

Attendance for the Steering Committee members:

Present:

- Bernard Lloyd
- Bernita Johnson –Gabriel
- Eileen Rhodes
- Leana Flowers
- Pat Abrams
- Renee Bradford
- Sandra Bivens
- Shirley J. Newsome
- Terry Young
- James Wilson DHED
- Joanna Trotter MPC
- Kendra Smith CMAP
- Sef Okoth CMAP

Absent with apology

- Marisa Novara MPC
- Benet Haller DHED

Absent:

- Francine Washington
- Betty Thompson
- Stina Fish/Joseph Tacobucci CTA

I. Welcome and Introductory Comments

The meeting started at 9:00am. Leana Flowers welcomed everyone and thanked them for attending.

Nicole Jackson with Applegate & Thorne-Thomsen, the event sponsor, gave welcome remarks. She thanked everyone for coming and then talked briefly about their law firm's work. The firm specializes in community development with a focus on housing, commercial and retail development. They also work on land use and zoning, and have worked on a number of projects in Bronzeville.

II. The Bronzeville Alliance

Leana Flowers gave a brief the history of the Bronzeville Alliance and its vision for the community.

- Founded in 2008, the Bronzeville Alliance is a coalition of community residents and local organizations committed to the economic, social, and cultural redevelopment of Bronzeville.
- The vision of the Alliance is to transform Bronzeville into a diverse, vibrant, intergenerational, mixed-income community that is locally owned and controlled. The Alliance wants residents to share in the values and history of the area's African-American heritage.
- Anyone in the neighborhood or any local organization can be a member of the Alliance. They are automatic members of the Alliance unless they choose to opt out.
- The focus of the Alliance is to bring people into the community and attract tourists to Bronzeville.
- It works in 5 key areas:
 - Green initiatives
 - Crime and Grime
 - Education
 - Housing
 - Retail
 - The Alliance created Bronzeville Retail Initiative (BRI) to address retail challenges resulting from:
 - Population decline
 - Changed shopping preferences
 - Scattered retail development patterns
- The Alliance is currently working on a number of initiatives including education, green initiatives, housing, crime & grime, tourism and hospitality, and retail development.
- MPC's Task Force Report and CMAP's Land Use Plan are evidence of the great work that the Alliance has been doing to promote retail development in Bronzeville.

III. 4th Ward

Charis Triplett, the 4th Ward Chief of Staff, represented Alderman Will Burns, who was out of town. She talked about the Alderman's support for the work being done by the Alliance and QCDC to promote economic development in Bronzeville. She stated that QCDC's corridor study and planning efforts have provided the roadmap for redeveloping Cottage Grove Ave.

- QCDC work on South Cottage Grove Ave. has resulted in:
 - o A tenant signing a lease for a 40,000 sq. ft. grocery store on 47th & Cottage Grove
 - A new medical office with ground floor retail that is coming on the northeast corner of 43rd and Cottage Grove
- Triplett: "We need the community to be supportive of the businesses we bring in."
 - We need to find out what the community wants and that is why the work that the
 Alliance and QCDC are doing is very important

IV. Ald. Pat Dowell (3rd Ward)

Ald. Pat Dowell gave a few remarks highlighting what is happening in the 3rd Ward. She expressed support for the Bronzeville Retail Initiative and the work that the Task Force had done. She thanked MPC

for preparing the Task Force Report and pointed out that many of the recommendations in the report are already being acted upon. Examples:

- Bringing resources into the community: The Alderman has allocated \$2.5 million from the local TIFs to promote economic development in the area. The funds make financial incentive available for small businesses improvements.
- Building local capacity: The Alderman has been working with local organizations like QCD, 51st
 Street Business Association, the Bronzeville Alliance, and Washington Park Chamber of
 Commerce to build their capacity to promote economic development.
- Place Making: A major streetscape project on 47th & LaSalle is slated to begin in summer to beautify the entrance into Bronzeville. The streetscape design will be presented at June townhall meeting.
- Transit: CTA has done major improvements on the Green Line stop on 43rd street.
- SSA: Extended the Special Service Area (SSA) on 47th street into the 3rd Ward and created a new SSA on 51st street to support businesses in the corridors.
- Safety and Crime: Working with the police to improve safety in the corridors, although it is still a major challenge. The community policing needs to be consistent.
- Working with the Mayor's Office for Special Events to bring the Gospel Festival to Bronzeville
- Working with the City to have Bronzeville and Washington Park designated as one of the four major cultural centers of the city. (She asked people to contact Commissioner Andrew J. Mooney at the City to express support for designating Bronzeville as one of the City's cultural Centers.)
- This report is important because sometimes "you need to put everything in one place" to make the most of economic development.

V. Heather Parish, Bronzeville Task Force Chair

Task Force Report: Developing a Vibrant Retail in Chicago's Bronzeville Neighborhood

Heather's presentation focused on the physical design considerations of placing in the community. She talked about strategies for community development and financing developed by the 13-member Bronzeville Task Force, made up of economic development experts. The Task Force spent two days interviewing 75 stakeholders in Bronzeville, including community residents, business owners, and local leaders. The Task Force looked at how to promote investor interest in the retail corridors, increase residents' options for commerce and employment in the community, and utilize the Green Line CTA stations as strategic nodes for retail development.

Bronzeville Retail Initiative Timeline

- January 2011: Successfully applied for CMAP Local Technical Assistance program
- May 2011: Convened a community meeting to ratify the retail map
- August 2011: Created the Bronzeville Task Force
- September November 2011: held stakeholder meetings
- December 2011: Submitted a grant proposal to the Chicago Community Trust
- January 2012: Chicago Metropolitan Agency for Planning and City of Chicago launch Bronzeville
 Land Use planning project
- March 2012: Task Force Report released
- May 12, June 16, October 20: Community meetings for the Land Use Plan

- December 2012: Produce a land use plan with zoning and land-use recommendations
- Early 2013: Submit the plan to the City and work with CMAP to advocate for the plan's adoption by the City

The Task Force was charged with the following tasks:

1. Reviewing the vision and developing a strategy:

How do we create an effective foundation for retail development?

What is the optimal nature and configuration of retail along 43rd, 47th, and 51st Streets?

2. Identifying resources and developing capacity:

What models and other resources can help us refine our vision and execute our strategy?

Task Force recommendations:

- Cross-ward collaboration (3rd & 4th Ward): forming an alliance between 3rd and 4th wards to enhance the image of Bronzeville as a cultural and commercial hub
- Preferred development trend: Identified the preferred development trends for the 43rd, 47th, and 51st Street corridors, centered on the CTA Green Line
- Promote 47th street as the main commercial corridor: The local market can fully support only one retail corridor which they recommended to be 47th Street because it already has:
 - higher concentration of existing retail
 - strong anchor/key institutions (e.g., Harold Washington Cultural Center, Little Black Pearl)
 - o good /easy access, both from the Dan Ryan Expressway (I-94) and Lake Shore Drive
- Project prioritization: determine which projects should have priority

VI. Joanna Trotter, Metropolitan Planning Council (MPC)

Task Force recommendations Cont'd:

Joanna mainly talked about branding the neighborhood and building the capacity of local organizations to do retail development

- Retail recruitment: explore opportunity to bring in retail development through a nonprofit organization (such as the Renaissance Collaborative, possibly expand their role to retail development?)
- Financing strategies: offer financial resources to promote business development in the area. Find funding for an economic development officer to gather all information, reach out to and provide assistance to property and business owners
- Building the capacity of existing organizations like QCDC, 51st Street Business Association, TRC, BA, etc.
- Public, cross-ward coordination
- Form a cross-ward economic development entity that can be a one stop shop for potential developer. Entity can acquire and land bank properties for future development and also act as central retail hub and clearinghouse of information.
- Create partnerships with nearby institutions like IIT
- Create retail cluster/nodes on 51st & the El, 43rd and the El, and 43rd & Cottage Grove
- Increase residential density near transit nodes
- Address safety and perceptions of crime in the community. Safety/perceptions of safety is the key to everything

- Create new draws to Bronzeville to import new spending (for example, hosting the Gospel concerts on the large vacant parcel on State Street).
- Extending the Special Service Area (SSA) along 47th Street into the 3rd Ward.
 (SSA's are areas that have an additional property tax that goes back into the area in the form of banners, beautification, marketing, security etc.)
- Direct large format stores to State Street
- Promote history and culture, but also put in a retail context
- For true economic development, we need to bring money in from outside the community and create positive interaction ("positive loitering")

Quick Wins- Momentum

Momentum is there and a lot of things are already underway

- 43rd Street Green Line station is already spruced up with 47th and 51st in queue
- Grant application submitted to the Chicago Community Trust (signs are positive)
- Gospel Festival coming to Bronzeville in 2012 on King Dr.
- Bronzeville Coffee House that closed down has re-opened
- Mercy Portfolio Services pursuing Bronzeville Artist Lofts on 47th & King
- City of Chicago pursuing citywide review of commercial zoning: Bronzeville to act as a model
- Chicago Housing Authority chose Bronzeville for its Choice Neighborhoods application
- 51st Street Special Service Area has been established, 47th Street Special Service Area is being planned
- Work underway by Urban Juncture on 51st Street, Bronzeville Cookin' restaurant development on 51st and the Green Line, and The Forum building at 43rd and the Green Line

VII. James Wilson (City of Chicago Department of Housing & Economic Development)

James explained the organizational structure of relevant city departments that relate to planning under the new administration. He also talked about the following:

- The need to have a regional focus in planning by bringing all organizations together
- Importance of a Land Use Plan. Why do we need land use planning in the City of Chicago?
 - To create a clear pattern for development, instead of current patches of retail
 - o To realize need for "big-box retail" in areas such as on State St.
 - The city needs zoning reform; too much land in the city is zoned commercial/retail. A
 review of zoning is needed in areas like Bronzeville which have lost their population and
 cannot support all the existing commercial corridors.
 - We need to change zoning to make it flexible enough to build residential housing in areas zoned for commercial. Allow residential to be built over retail.
 - Outside of 600 feet from the CTA L stops, zoning should allow for residential development without the need of going to the Zoning Board as is the case currently

VIII. Sef Okoth, Chicago Metropolitan Agency for Planning

Sef Okoth started by explaining the connection between CMAP and the Land Use Planning project. He then gave general overview of the land use plan, outlining its objectives, scope, timeline, project

partners, and the expected deliverables. He also presented the vision statement and project goals and asked for feedback.

In October 2010, CMAP was awarded a \$ 4.25 million Sustainable Communities Regional Planning grant by HUD to assist with the implementation of GO TO 2040. With this grant, CMAP launched the Local Technical Assistance (LTA) program, to provide assistance to communities across the metropolitan region to undertake planning projects that advance the principles of GO TO 2040 Plan. CMAP issued the first call for projects in early 2011 and received over 220 proposals from more than 130 municipalities, counties, and non-governmental organizations. CMAP is currently working with over 70 local governments, nonprofits, and intergovernmental organizations to address local issues that range from transportation, land use and housing to economic and community development. The second call for projects for the LTA program was released on May 9th and the deadline for submitting proposals is August 1, 2012.

Bronzeville Corridor Land Use Planning Project (BRC-LUP)

- BRC-LUP is a Land Use Plan for 3 commercial corridors in Bronzeville namely, 43rd Street, 47th Street and 51st street.
- The project focus is on Land Use and zoning.
- Other factors like transportation, housing, and public safety or crime will be examined briefly.
- The overall objective is to create walkable retail nodes on 43rd and 51st Streets and a retail corridor along 47th St.

Vision Statement

Create vibrant, walkable retail nodes along 43rd and 51st Streets and a retail corridor along 47th Street that build on Bronzeville's economic and entertainment history, serve the needs of current and future residents and visitors, and provide local employment and business ownership opportunities.

Project Goals:

- Work with the City and stakeholders to analyze existing zoning and land use along 43rd, 47th and 51st Street corridors for compatibility, consistency, and the ability to support commercial development.
- 2. Identify and recommend uses for non-conforming uses and vacant and underutilized land, including zoning changes if necessary.
- 3. Develop a land use plan that will create commercial and aesthetic cohesiveness and maximize retail development opportunities.
- 4. Recommend land use and zoning changes that will enhance pedestrian access to public transportation and focus retail density and use near transit stations.

Project Plan

- Project Scoping: August December 2011
- Create Steering Committee: Jan Feb '12
- Project launch: February 23, 2012
- Analysis of existing conditions: Feb June '12
- Corridor Vision Development: May '12
- Public engagement: April October '12
- Drafting the plan & recommendations: Aug Oct '12
- Review and public comments: Oct '12

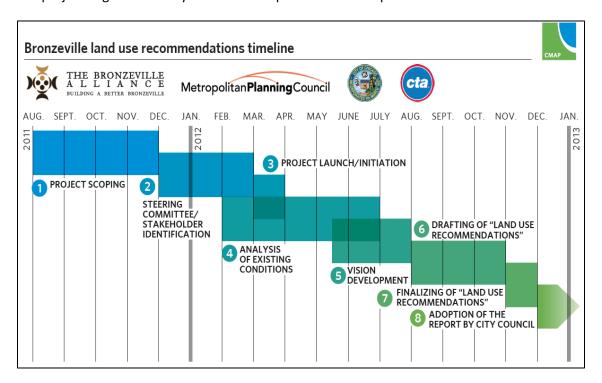
- Finalize the plan: Nov Dec '12
- Plan release: Jan '13

Project's key Partners

The Bronzeville Alliance (BA) is the lead organization for this project. The other key partners include the Chicago Department of Housing and Economic Development (HED), Chicago Transit Authority (CTA), Metropolitan Planning Council (MPC), Chicago Metropolitan Agency for Planning (CMAP), 3rd and 4th Ward aldermanic offices, and other stakeholders in the community.

Timeline

The project began in January 2012 and is expected to be completed in December 2012.



Upcoming Public Meetings

Community Charrette Workshop

June 16, 2012 8:30 am – 12:00 noon IIT Tower Auditorium 10 West 35th Street

Open House

October 20, 2012 8:30am – 12:00 noon IIT Tower Auditorium

10 West 35th street

Deliverables

The final products for this project will be a land use plan along with zoning and land use recommendations for the city to act upon.

IX. Breakout Session

The meeting went into a breakout session in which participants were divided into four groups. They were provided with the vision statement, project goals, video of the three corridors, aerial maps, zoning maps and land use maps. They were also provided with a detailed description of land uses that are represented in Bronzeville along with sample pictures of each land use to act as a guide. They were then give 3 questions and asked to take 45 minutes to discuss them and have someone report back to the entire group afterwards.

Breakout Session Questions

- 1. What are the issues, challenges and opportunities in these corridors?
- 2. What do you like/don't you like about (in) the corridors? Where are they located?(use the map)
- 3. Where would you put specific things? (e.g. entertainment or institutional uses)

LAND USE GUIDE

RESIDENTIAL LAND USES

• Single Family Residential (SRES) – Parcels used for residential purposes, including mostly one-family homes. May include some two-family homes, and open space within or adjacent to a related residential development.



• Multi-Family Residential (MRES) – Parcels used for residential purposes, including duplexes, triplexes, townhomes, apartment buildings and condominiums. In Chicago, these parcels accommodate primarily multifamily typologies including apartments and condominiums. May include open space within or adjacent to a related residential development.



Mixed Use (MU-R) – Contain two or more of the following: residential, industrial, commercial and/or office, and institutional uses, where the primary use is residential. Parcels contain a mix of residential, retail, office, and institutional uses arranged in a compact and pedestrian-friendly development pattern. The buildings are often configured as mixed-use with residential units above retail.



COMMERCIAL

• Commercial (COM-N) –Associated with provision of goods or services in the neighborhood. Parcels contain retail, office, service-oriented commercial



uses that serve the day-to day needs of households within walking distance or short driving distance of residential neighborhood (Bronzeville)

 Regional Commercial(COM-R) Parcels contain shopping, entertainment, and employment services supported by the greater region and surrounding communities, not only Bronzeville (think big box-supercenter)



INDUSTRIAL LAND USES

- Industrial (IND) Primarily manufacturing and/or processing of products; could include light or heavy industrial land use, or large warehouse facilities.
 - Light Industrial (IND-L) Parcels contain lower intensity-industrial uses with manufacturing activities that have lower environmental impact than those associated with heavy industry as well as smaller footprints. Ancillary limited commercial uses like hotels, restaurants and health clubs may be located in these zones, often buffered by landscaping or screening.



- **Heavy Industrial** (IND-H) Parcels contain high-intensity industrial uses with activities intended for large scale production, warehousing assembly and distribution. Ancillary limited commercial uses like hotels, restaurants and health clubs may be allowed here
- Office (OFC) Predominantly administrative, professional, or clerical services; includes medical clinics.
- Mixed Use (MU-C) Primarily two or more of the following: residential, industrial, commercial and/or office uses, where the primary use is Commercial/Industrial (COM/IND). Think single building with mixed use.

PUBLIC/SEMI PUBLIC LAND USES

- **Institutional (IN)** Primarily religious, governmental, educational, social or healthcare facilities (excluding health clinics).
- Park & Recreation (PR) Primarily for public active recreation activities improved with playfields/grounds or exercise equipment, community/neighborhood parks, or other similar areas.
- Open Space (OS) Used to serve different purposes
 - 1) Resource protection or buffer;
 - 2) Support unorganized public recreational activities, may contain trails, picnic areas, public fishing, etc.





- 3) Preservation of unaltered land in its natural state for environmental or aesthetic purposes.
- Roadway Rights-of-Way (ROW) Parcels used for public or private vehicular, transit and/or pedestrian rights-of-way.



- **Utility (UTL)** Public or private land occupied by a power plant or substation, electric transmission line, oil or gas pipeline, water tower, municipal well, reservoir, pumping station, water treatment facility, communications tower, or similar use.
- Railway (RL) Parcels used for public or private freight or passenger rail activities.

UNDEVELOPED

- Vacant parcels identified for future use. Could serve any purpose depending on the zoning designation and the surrounding land uses
- Parking/Parking lot: Parcels serve as parking for public or private vehicles. May be paved (parking lot) or not(temporary use)



Reporting back on the Breakout sessions

43rd St. Corridor

- 1. What are the issues, challenges and opportunities?
 - a. Does not have density needed to support pedestrian-friendly retail
 - b. Too much vacant land
 - c. Excessive loitering around the Green Line stop and also at Cottage Grove)
 - d. Real and perceived crime
 - e. Missing key stakeholders (no destinations)
 - f. 3 vacant lots near MLK Center (43rd and Cottage Grove)
 - g. Park and Ride- none currently exists in the area
 - h. Look at TIF and other investment financing
 - i. Need to preserve businesses around Indiana and 43rd
 - i. Preserve landmarks
- 2. What do you like/don't you like about this corridor?
 - a. Need more B & C zoning class for office space
 - b. Clean up 44th street & Prairie as well as 44th street & Indiana
 - c. Poorly maintained L station
 - d. Need more technical assistance to business owners and perspective owners
 - e. Need to use existing mixed-use buildings
 - f. Like: quick train ride to downtown
- 3. Where would you put specific things? (entertainment/institutional venues)
 - a. More food venues around parks, youth sport areas
 - b. Cluster:
 - i. Restaurants around Bistro
 - ii. Entertainment around the L stop (i.e. Forum)
 - iii. City owned lots near the Green Line L stop
 - iv. Build up around the Bronzeville Coffee House
 - c. More parking
 - i. Retailers can co-own and be responsible for maintaining the parking lots

47th St. Corridor

- 1. What are the issues, challenges and opportunities?
 - a. Too much loitering by the L stop (need to beautify station, surrounding area)
 - b. A lot of vacant areas (State to King)
 - c. Availability of parking
 - d. Need a place for youth/teens to hang out
 - e.g. Youth Center (Center for New Horizons)
 - e. No office space (need more building with 2nd and 3rd floors with retail on bottom
 - f. No connection of park spaces
 - g. Need to fix the "crime perception" the area has
 - h. Create more business ownership opportunities, maintain existing businesses
 - i. Uncertainty about the Rosenwald building west and Bally's Total Fitness east
 - j. Between King Drive and Dan Ryan: businesses have not evolved. They need to work together, and be educated about city ordinances and zoning policies
 - k. Highlight cultural retail on built environment

- 2. What do you like/don't you like about this corridor?
 - a. Look and feel: need to beautify 47th CTA L stop
 - b. Need children-oriented spaces
 - c. More 1st- floor retail
 - d. Create child care with retail nearby (similar to "Pump it Up" and "Gymboree")
 - e. Good: Vibrant corridor (MLK to Michigan), Harold Washington Center anchors area, Black Pearl, Sutherland Building
- 3. Where would you put specific things? (entertainment/institutional venues)
 - a. 47th and Cottage Grove good for institutional or entertainment
 - b. 46th and Cottage Grove (small retail space)
 - c. mixed-use buildings, nonsubsidized rental options along the corridor
 - d. need more neighborhood service businesses
 - i. florist, drycleaner, hardware store, computer services, mail services, bike shop ii.

51st St. Corridor

- 1. What are the issues, challenges and opportunities?
 - a. Issues:
 - i. Businesses don't clean sidewalks outside their stores
 - ii. Loitering by the L stop
 - iii. More marketing is needed
 - iv. Improve public safety
 - v. Pay attention to corner stores. There are too many of them and they don't care so much about the community (they encourage loitering)
 - vi. Corridor is in transition because of what is happening to the housing market
 - b. Challenges:
 - i. Brownfields 51st and Michigan
 - ii. The look and feel of 51st street is not consistent
 - iii. Need to lure artists
 - iv. Preserve building on 43rd and King Drive (dead end)
 - v. Proliferation of daycare placed near train station (just like 43rd street)
 - vi. Need home accessories
 - 1. Home goods store: 20,000 sq. ft. on State
 - c. Opportunities:
 - i. Dense residential potential
 - ii. More programs in Washington Park
 - iii. 51st Street Business Association- to support local businesses
 - iv. Vacant lot at 51st and Michigan- Development opportunity
 - v. Infill development (TOD opportunities)
 - vi. It is the shortest of the three corridors but is a lot more ripe for development
 - vii. Placemaking (SSA extension will make the area better area)
- 2. What do you like/don't you like about this corridor?
 - a. Likes:
 - i. Solid built environment: educate owners re: building access and architecture
 - ii. Accessible by public transit
 - iii. Street width allows for development and streetscape
 - iv. Great restoration of White Terra Cotta building (next to the L stop)
 - b. Dislikes:

- i. Not enough retail variety (lack of diversity)
- ii. No streetscape
- iii. Parking and transportation needs improvements in conjunction with vacant lots
- iv. Need to turn current loitering into positive loitering
- 3. Where would you put specific things? (entertainment/institutional venues)
 - a. 51st and King needs more commercial activity
 - b. Food trucks, pop up businesses
 - c. Light Industrial manufacturing represented in the corridor. Need more
 - d. Cultural and entertainment around 51st
 - i. Must be near the EL
 - e. Redefine Blues District

Create destination nodes (what are people interested in)

Land Use Issues Identified at the Workshop

43rd St. Corridor

	☐ Does not have density needed to support pedestrian-friendly retail
	☐ Preserve building on 43rd and King Drive (dead end)
	☐ Too much vacant land
	☐ 3 vacant lots near MLK Center (43rd and Cottage Grove)
	□ Park and Ride- none currently exists in the area
	☐ More parking (retailers can co-own and be responsible for maintaining the parking lots)
	□ Need more B & C zoning class for office space
	□ Need to preserve businesses around Indiana and 43rd
	□ Preserve landmarks
	☐ Need to use existing mixed-use buildings
	☐ More food venues around parks, youth sport areas
	□ Cluster:
	⇒ Restaurants around Bistro
	⇒ Entertainment around the L stop (i.e. Forum)
	⇒ City owned lots near the Green Line L stop
	\Rightarrow Build up around the Bronzeville Coffee House
17 th St. Corridor	
	☐ A lot of vacant areas (State to King)
	□ Lack of available parking
	 □ Need a place for youth/teens to hang out, e.g. Youth Center (Center for New Horizons)
	 Office space (need more building with 2nd and 3rd floors with retail on bottom

Connect park spaces
Current uncertainty about the Rosenwald building west and Bally's Total
Fitness east
Highlight cultural retail on built environment
Need children-oriented spaces
Create child entertainment and play area similar to "Pump it Up" and
"Gymboree"
More 1st- floor retail
Good: Vibrant corridor (MLK to Michigan), Harold Washington Center anchors
area, Black Pearl, Sutherland Building
47th and Cottage Grove good for institutional or entertainment
46th and Cottage Grove (small retail space)
Mixed-use buildings, nonsubsidized rental options along the corridor
Need more neighborhood service businesses, such as florists, drycleaners,
hardware store, computer services, mail services, a bike shop

51st St. Corridor

Land Use comments and suggestions

,	oninients and subjections
	Pay attention to corner stores. There are too many of them and they don't care so much
	about the community (they encourage loitering)
	Address brownfields 51st and Michigan
	The look and feel of 51st street is not consistent
	Not enough retail variety (lack of diversity)
	No streetscape
	Need to lure artists
	Proliferation of daycare placed near train station (just like 43 rd street)
	Parking and transportation needs improvements in conjunction with vacant lots
	Need home accessories, such as home goods store: 20,000 sq. ft. on State
	Dense residential potential
	Vacant lot at 51 st and Michigan- Development opportunity
	Infill development (TOD opportunities)
	Solid built environment: educate owners re: building access and architecture
	Street width allows for development and streetscape
	Great restoration of White Terra Cotta building (next to the L stop)
	51st and King needs more commercial activity
	Food trucks, pop up businesses
	Need light more Industrial manufacturing represented in the corridor
	Cultural and entertainment around 51st near the EL
	Redefine Blues District
	It is the shortest of the three corridors but is a lot more ripe for development